



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: **Davies Short Plat**

Proposal Address: **820 103rd Ave SE**

Proposal Description: Short plat to subdivide one (1) 21,012 SF existing single-family lot into two (2), 10,506 SF single-family lots.

File Number: **18-103857-LN**

Applicant: **Roger Davies**

Decisions Included: **Process II**
Preliminary Short Plat (LUC 20.35)

Planner: **David Wong, Land Use Planner**

**State Environmental Policy Act
Threshold Determination:** **Exempt – WAC 197-11-800 6(d)**

Department Decision: **Approval with Conditions**

David Wong, Associate Land Use Planner
Development Services Department

Application Date: January 30, 2018
Notice of Application Publication Date: February 22, 2018
Decision Publication Date: December 6, 2018

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

I. Request & Review Process	1
II. Site Context & Description	1
III. Consistency with Land Use Code Requirements:.....	3
IV. Public Notice and Comment.....	5
V. Summary of Technical Reviews	5
VI. State Environmental Policy Act (SEPA).....	9
VII. Changes to proposal as a result of City review.....	9
VIII. Decision Criteria.....	9
IX. Conclusion and Decision.....	11
X. Conditions of Approval	12

Attachments

1. Preliminary Short Plat Plan

I. Request & Review Process

A. Request

The proposal is for a Preliminary Short Plat to subdivide one (1) existing 21,012 square-foot lot into two (2) single-family lots; both lots are proposed to be 10,506 square feet in size. The site is zoned R-3.5 and has been issued a building permit by the City of Bellevue to construct a single-family residence on the lot identified as Lot 2 prior to preliminary short plat approval. See Figure 1 for the proposed 2-lot configuration.

Figure 1



Proposals for subdivision of land into nine (9) lots or fewer are subject to the provisions in LUC 20.45B, short plats and subdivisions. The site does not contain any critical areas or their buffers, and therefore is subject to the general requirements in LUC 20.45B.050 for short plats. The short subdivision process is discussed in detail in Section III of this report.

II. Site Context & Description

A. Site Context

The site consists of one 21,012 square foot residentially-zone parcel with frontages along 103rd Ave SE and 104th Ave SE. The site remained undeveloped for more than three decades until 2018 when a building permit was approved, and construction began, for a single-family residence located within the area identified as Lot 2 of this short plat.

The property is relatively flat, sloping from a west elevation of 85 feet ASL to an east elevation of 73 feet ASL over approximately 200 feet. The existing vegetation consists

mainly of mature black cottonwood (*Populus balsamifera* subsp. *trichocarpa*) trees with few red alder (*Alnus rubra*), Douglas-fir (*Pseudotsuga menziesii*), deodar cedar (*Cedrus deodara*), incense cedar (*Calocedrus decurrens*), and big-leaf maple (*Acer macrocarpa*). **See Figure 2 below for the current site.**

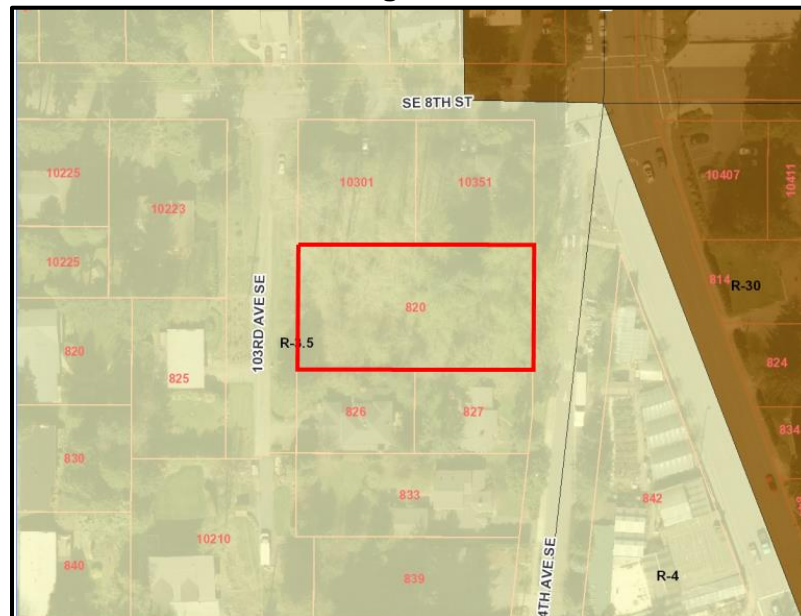
Figure 2



B. Zoning

The property is zoned R-3.5 (Single-Family Residential) and is located in the Southwest Bellevue subarea of the Comprehensive Plan. **See Figure 3 below for vicinity zoning map.**

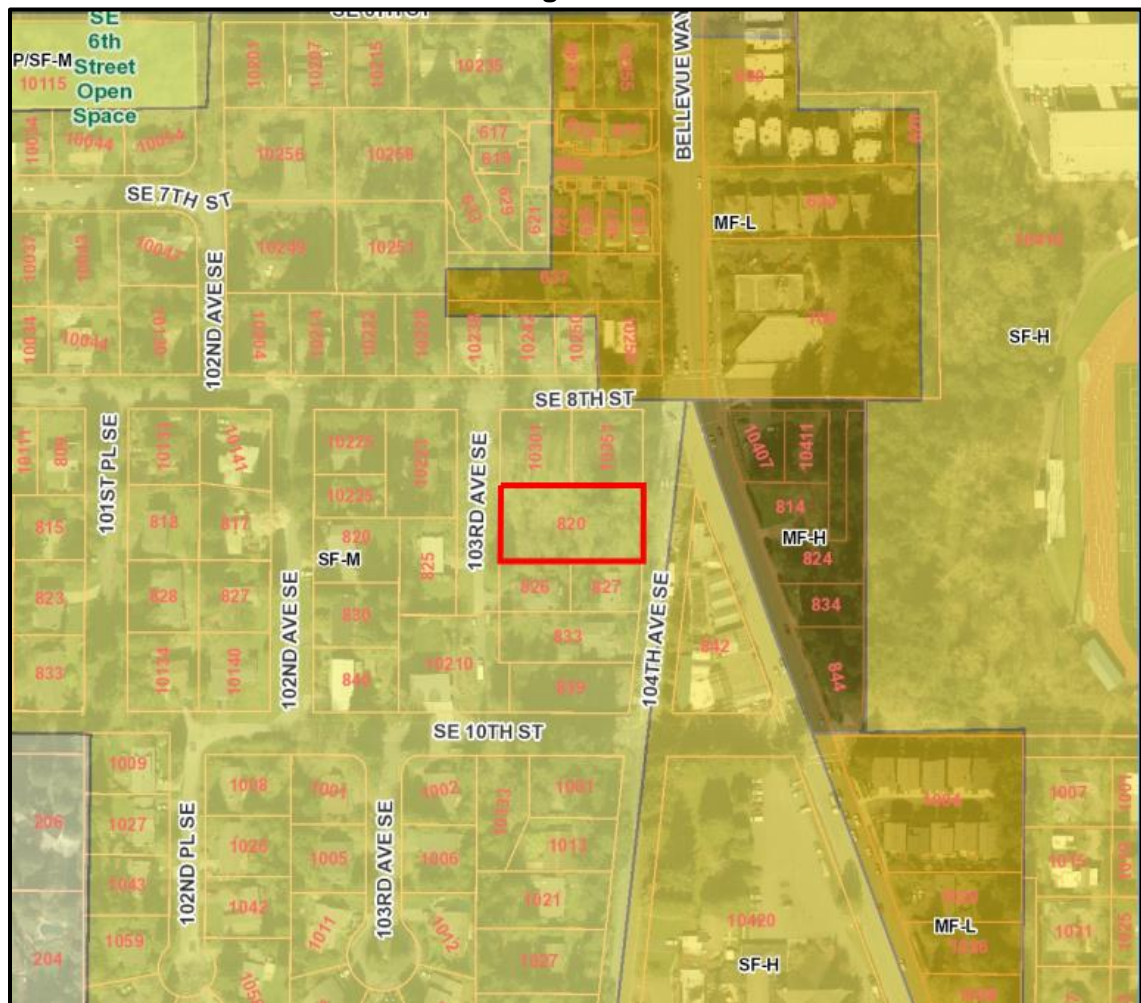
Figure 3



C. Land Use and Comprehensive Plan Context

The site is located south of the intersection of SE 8th St and Bellevue Way SE and 104th Ave SE. It is surrounded to the north, south, and west by residential development. The north portion of Bellevue Nursery, a retail plant nursery, is located directly to the east across 104th Ave SE from the site. The Comprehensive Plan designation of the site and the areas to the north, south, and west are identified as SF-M (Single-Family Medium Density) with areas to the east identified as SF-H (Single-Family High Density). **See Figure 3 for Comprehensive Plan context.**

Figure 4



III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements – LUC 20.20.010

The site is located in the R-3.5 zoning district. The following table describes the applicable dimensional standards for the land use zoning district.

Basic Information				
Zoning District	R-3.5			
Gross Lot Area	21,012 square feet (0.48 acres)			
Dimensional Requirement	Standard	Lot 1	Lot 2	Complies?
Front Yard Structure Setback (feet)	20	20	20	Can comply with standard
Rear Yard Structure Setback (feet)	25	25	25	Can comply with standard
Side Yard Structure Setback (feet)	5	5	5	Can comply with standard
2 Side Yard Structure Setback	15	15	15	Can comply with standard
Minimum Lot Area (square feet)	10,000	10,506	10,506	Complies
Maximum Lot Coverage (percent)	35%	35%	35%	Can comply with standard
Maximum Impervious Surface (percent)	45/50	-	-	Can comply with standard
Minimum Greenspace (percent)	50	-	-	Can comply with standard
Width (feet)	70	105	105	Complies
Depth (feet)	80	100	100	Complies
Tree Retention	30% of 331"	-	-	Proposed retention of 51.36% or 170"

i. Tree Retention – LUC 20.20.900

Retention of significant trees as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City.

For subdivisions, short subdivisions, and planned unit developments, the applicant

shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided, that alder and cottonwood tree diameter inches shall be discounted by a factor of 0.5.

(Total Diameter Inches of Significant Trees)(0.30) = Inches Required to be Retained

The following calculation is the tree retention calculation for this property:

(331)(0.30) = 99.3 or 94 Inches

The minimum number of diameter inches required to be retained per LUC 20.20.900 is 94 inches. The proposal to retain 170 inches over the entire site is in compliance with the tree retention requirements of LUC 20.20.900. **See Section X for conditions of approval.**

IV. Public Notice and Comment

Application Date:	January 30, 2018
Public Notice (500 feet):	February 22, 2018
Minimum Comment Period:	March 8, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 22, 2018. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

Utilities

The project as proposed can be feasibly constructed under the existing codes and standards without requiring special conditions or deviations from them.

Fire

The Fire Division of the Development Services Department has reviewed the proposed development for compliance with Fire codes and standards. The Fire staff found no issues with the proposed development.

Transportation

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements if all of the Assurance Device requirements of BCC 14.60.160 are met.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

See Section X for conditions of approval.

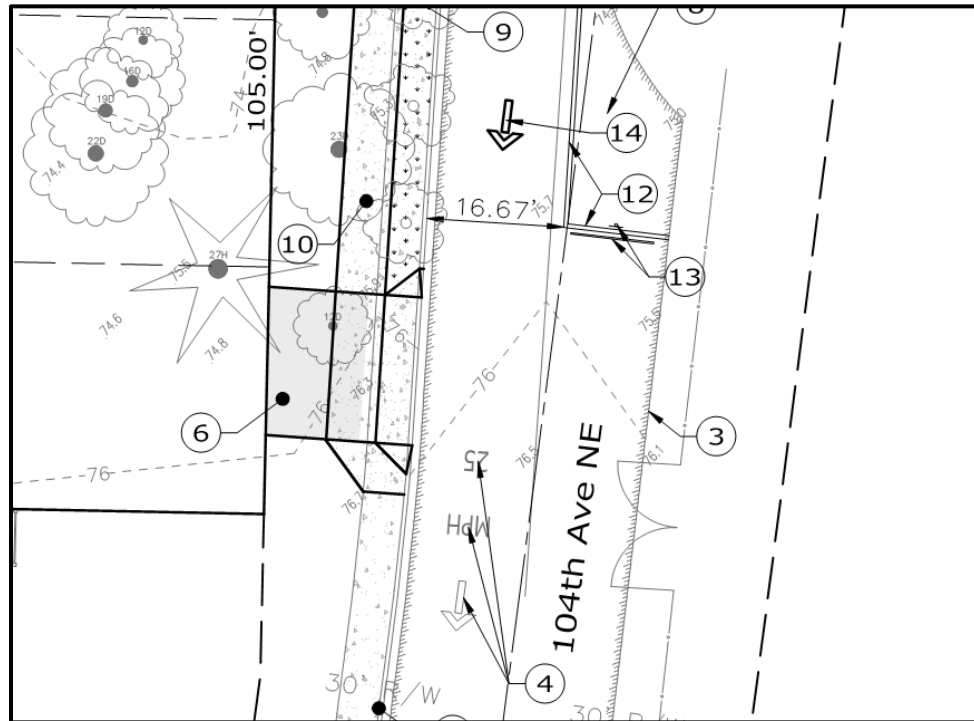
A. Site Access

The existing project parcel is vacant with no existing development or access. However, a single family residential building permit has been issued for the construction of one home on the subject site.

The Davies Short Plat proposes the creation of two single family lots. The applicant has proposed that Lot 1 will take access off of the public road 103rd Avenue SE and Lot 2 will take access off of the public road 104th Avenue SE.

104th Avenue SE is a southbound one-way road from SE 8th Street and then transitions to a 2-way road immediately south of the project site. To provide safe access to Lot 2 off 104th Avenue SE two-way access is required. To achieve this, improvements are required that shift the transition, from a one-way to a two-way road just north of the proposed Lot 2 single family driveway as is shown in Figure 5 below.

Figure 5



B. Street Frontage Improvements

To provide safe pedestrian and vehicular access in the vicinity of the site the construction of street frontage improvements on 103rd Avenue SE and 104th Avenue SE is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

103rd Avenue SE

103rd is an existing public road with approximately 12-feet of pavement and 8-10 feet of gravel shoulder currently being used for on-street parking. The applicant has chosen to forgo this on-street parking in the future by installing only the minimum 20-feet of pavement. Frontage improvements and mitigation shall include the following:

1. Road widening to a minimum pavement width of 20-feet from the single-family driveway up to SE 8th Street.
2. The single-family driveway shall be constructed per Bellevue's transportation design manual, including sight distance requirements.
3. Installation of No-Parking signage for both sides of the road.

104th Avenue SE

104th is an existing one-way arterial road that transitions to a 2-way road immediately south of the proposed project. The road has existing concrete curb, gutter, and sidewalk.

The pavement width on 104th Avenue is approximately 24-feet wide with existing encroachments across the street at the nursery that the City is navigating the removal of. Frontage improvements and mitigation shall include the following:

1. Installation of a minimum 4-foot wide planter strip between the curb and the sidewalk for the length of the project parcel; including street trees, ground cover, soil preparation, and root barrier.
2. Installation of a new 6-foot wide concrete sidewalk for the length of the project parcel; including transitions back into the existing road section and the replacement of utility lids to be non-slip.
3. Curb and gutter shall be replaced if damaged or deficient, as required by the right of way inspector.
4. Modifications to the one-way street are required for access onto 104th Avenue SE. These modifications include but are not limited to: installation of vertical curb for the one-way section of 104th, the relocation of two R1-5 DO NOT ENTER signs to gate the one-way portion of road, the removal of existing pavement markings and channelization, the addition of new pavement markings and channelization, the removal of existing HMA pavement, and installation of one street light on the existing PSE pole just south of the single-family driveway. The one-way section of 104th shall be 16-feet wide and the two-way section shall be 24-feet wide.
5. The single-family driveway shall be constructed per Bellevue's transportation design manual, including sight distance requirements.

Prior to final short plat approval, the developer must provide all required improvements at the developer's expense (BCC 14.60.110). The final engineering plans showing those improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit. **See Section X for conditions of approval.**

C. Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. **See Section X for conditions of approval.**

D. Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required,

and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site 103rd Avenue SE is classified as Standard Trench and 104th Avenue SE is classified as Grind and Overlay. **See Section X for conditions of approval.**

E. Site Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. **See Section X for conditions of approval.**

F. Transportation Impacts & Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. The frontage improvements and mitigation listed above are sufficient. **See Section X for conditions of approval.**

VI. State Environmental Policy Act (SEPA)

The proposal for short subdivision is categorically exempt from SEPA Environmental Review in accordance with the City of Bellevue Environmental Procedures Code, BCC 22.02B, and WAC 197-11-800.

VII. Changes to proposal as a result of City review

No substantial changes were requested by City staff during the review of this proposal.

VIII. Decision Criteria

B. Preliminary Short Plat Decision Criteria – 20.45B.130

The Department Director may approve or approve with modifications if:

- 1. The preliminary short plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste; and**

Finding: As discussed in Section III and V, of this report, the proposal makes appropriate provisions for public health, safety, and general welfare.

- 2. The public interest is served by the short subdivision; and**

Finding: The public is served by the short subdivision by providing additional housing stock to the area and allowing reasonable development opportunity to occur at a historically vacant parcel within residential zoning.

3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site; and

Finding: The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site by providing appropriate access locations for each lot and retaining more significant trees than required under LUC 20.20.900. **See Section X for conditions of approval.**

4. The proposal complies with all applicable provisions of the Land Use Code, BCC Title 20, the Utility Codes, BCC Title 24, and the City of Bellevue Development Standards; and

Finding: As discussed in Section III and V of this report, the proposal complies with all applicable provisions of the Bellevue City Code.

5. The proposal is in accord with the Comprehensive Plan, BCC Title 21; and

Finding: The site is located in the Southwest Bellevue subarea. The Comprehensive Plan specifies Single-Family Medium Density (SF-M) development for this property, which is consistent with the R-3.5 Land Use designation. In addition, the proposal complies with applicable Comprehensive Plan Policies City-wide and for this subarea, included the following:

- **LU-5** – Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the additional growth anticipated by 2035.
- **LU-6** – Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage
- **LU-11** – Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's codes.
- **LU-29** – Help communities to maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve.
- **HO-3** – Maintain character of established single-family neighborhoods, through adoption and enforcement of appropriate regulations.
- **N-9** – Preserve and develop distinctive neighborhood character within Bellevue's diverse neighborhoods.
- **TR-146** – Consider neighborhood traffic and livability conditions and address potential adverse impacts of public and private projects during the planning, designing, permitting, and construction phases.

- **EN-3** – Minimize, and where practicable, eliminate the release of substances into the air, water, and soil that may have harmful impacts on people, wildlife, and the environment.
 - **EN-26** – Manage water runoff for new development and redevelopment to meet water quality objectives, consistent with state law.
 - **EN-71** – Preserve a proportion of the significant trees throughout the city in order to sustain fish and wildlife habitat.
 - **UD-6** – Encourage the green and wooded character of existing neighborhoods.
 - **UD-57** – Preserve vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees, and evergreen trees.
6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for preliminary short plat so long as the resulting lots may each be developed without individually requiring a variance; and**

Finding: As discussed in Section III of this report, each lot in the proposal can reasonably be developed with current Land Use Code requirements, without requiring a variance. **See Section X for conditions of approval.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: As discussed in Section V of this report, all necessary utilities, streets or access, drainage, and improvements are planned to accommodate the potential use of the entire property. **See Section X for conditions of approval.**

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to subdivide the subject site into two single-family residential properties.

Note- Expiration of Approval: In accordance with LUC 20.45B.150 a preliminary short plat approval expires and is void if the applicant fails to file for approval of the final short plat within a year of the effective date of the preliminary short plat, unless an extension has been

granted or a greater time frame has been provided.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	David Wong, 425-452-4282
Noise Control- BCC 9.18	David Wong, 425-452-4282
Transportation Code	Ryan Miller, 422-452-7915
Utilities Code	Chris Brookes, 425-452-6825
Fire Code	Glen Albright, 425-452-4270

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

A. General Conditions

1. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

Authority: Land Use Code 20.45B.130.A.6
Reviewer: David Wong, Land Use

2. Tree Retention

At least thirty percent of the diameter inches of all significant trees on site shall be retained. In addition, tree retention shall be in accordance with the conceptual tree retention plan and include a minimum of 94 diameter inches. Trees to be retained shall be shown on a site plan and be recorded with King County at the time of final short plat recording.

Authority: Land Use Code 20.20.900
Reviewer: David Wong, Land Use

3. Preliminary Design, Utility Codes, and Engineering Standards

Conceptual review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. Final civil engineering may require changes to the site layout to accommodate the utilities. Initial plan review for water, sewer and storm

drainage will be completed under the building permit submittal. Drainage construction approval will occur under the building permit.

Separate water and sewer construction permits will be required for connection to the water and sewer mains after building permit approval. The downstream flow path of each BMP proposed must remain unimpeded and within each respective proposed lot. A private water easement will be required from lot 1 for the benefit of lot 2 and will be required to be recorded on the face of the final short plat.

Authority: Bellevue City Code 24.02, 24.04, 24.06
Reviewer: Chris Brookes, Utilities

B. Prior to Issuance of Any Plat Engineering/Clearing & Grading Permit:

1. Right of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a. Designated truck hauling routes.
- b. Truck loading and unloading activities.
- c. Hours of construction and hauling.
- d. Continuity of pedestrian facilities.
- e. Temporary traffic control and pedestrian detour routing for construction activities.
- f. Street sweeping and maintenance during excavation and construction.
- g. Location of construction fences.
- h. Parking for construction workers.
- i. Construction vehicles, equipment, and materials in the right of way.
- j. All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation

2. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading,

building, foundation, or demolition permit.

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation

3. Frontage Improvements & Mitigation

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

To provide safe pedestrian and vehicular access in the vicinity of the site the construction of street frontage improvements on 103rd Avenue SE and 104th Avenue SE is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

103rd Avenue SE – 103rd is an existing public road with approximately 12-feet of pavement and 8-10 feet of gravel shoulder currently being used for on-street parking. The applicant has chosen to forgo this on-street parking in the future by installing only the minimum 20-feet of pavement. Frontage improvements and mitigation shall include the following:

1. Road widening to a minimum pavement width of 20-feet from the single-family driveway up to SE 8th Street.
2. The single-family driveway shall be constructed per Bellevue's transportation design manual, including sight distance requirements.
3. Installation of No-Parking signage for both sides of the road.

104th Avenue SE – 104th is an existing one-way arterial road that transitions to a 2-way road immediately south of the proposed project. The road has existing concrete curb, gutter, and sidewalk. The pavement width on 104th Avenue is approximately 24-feet wide with existing encroachments across the street at the nursery that the City is navigating the removal of. Frontage improvements and mitigation shall include the following:

1. Installation of a minimum 4-foot wide planter strip between the curb and the sidewalk for the length of the project parcel; including street trees, ground cover, soil preparation, and root barrier.
2. Installation of a new 6-foot wide concrete sidewalk for the length of the project parcel; including transitions back into the existing road section and the replacement of utility

lids to be non-slip.

3. Curb and gutter shall be replaced if damaged or deficient, as required by the right of way inspector.
4. Modifications to the one-way street are required for access onto 104th Avenue SE. These modifications include but are not limited to: installation of vertical curb for the one-way section of 104th, the relocation of two R1-5 DO NOT ENTER signs to gate the one-way portion of road, the removal of existing pavement markings and channelization, the addition of new pavement markings and channelization, the removal of existing HMA pavement, and installation of one street light on the existing PSE pole just south of the single-family driveway. The one-way section of 104th shall be 16-feet wide and the two-way section shall be 24-feet wide.
5. The single-family driveway shall be constructed per Bellevue's transportation design manual, including sight distance requirements.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit, closing the right of way use permit, or providing final plat for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

Authority: Bellevue City Code 14.60; Transportation Department Design Manual,
Transportation Department Design, and Americans with Disabilities Act
Reviewer: Ryan Miller, Transportation

4. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on 103rd Avenue Se and 104th Avenue SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

Authority: Bellevue City Code 14.60.240
Reviewer: Ryan Miller, Transportation

5. Pavement Restoration

The city's pavement manager has determined that this segment of 103rd Avenue SE will require Standard Trench restoration and 104th Avenue Se will require Grind and Overlay restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and

standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

Authority: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
Reviewer: Tim Stever, Transportation

C. Prior to Short Plat Final Approval:

1. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

VARIANCE RESTRICTION: APPROVAL BY THE CITY OF BELLEVUE OF THIS SHORT PLAT IS A DETERMINATION THAT EACH LOT IN THE SHORT PLAT CAN BE REASONABLY DEVELOPED IN CONFORMANCE WITH THE LAND USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF PRELIMINARY SHORT PLAT APPROVAL WITHOUT REQUIRING A VARIANCE.

Authority: Land Use Code 20.45B.130.A.6
Reviewer: David Wong, Development Services Department

2. Tree Retention/Final Short Plat

The City of Bellevue urges the applicant to save as many trees as possible. As proposed, the final short plat shall preserve a minimum of 94 diameter inches of existing significant trees. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). The following note is required on the Tree Preservation Plan:

DESIGNATION OF TREES ON THE TREE PRESERVATION PLAN ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE TREE PRESERVATION PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING, OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING, OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIP-LINE OF TREES SHOWN ON THE TREE PRESERVATION PLAN, UNLESS REQUIRED OR APPROVED BY THE CITY. ACTIVITIES IN VIOLATION OF THIS COVENANT ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBILGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS COVENANT BY ANY METHOD AVAILABLE UNDER LAW. IT IS THE OBLIGATION

OF THE OWNER TO COMPLY WITH THE TERMS OF THE TREE PRESERVATION PLAN AND THIS COVENANT.

Authority: Land Use Code 20.20.900.D
Reviewer: David Wong, Development Services Department

3. Lot Lines

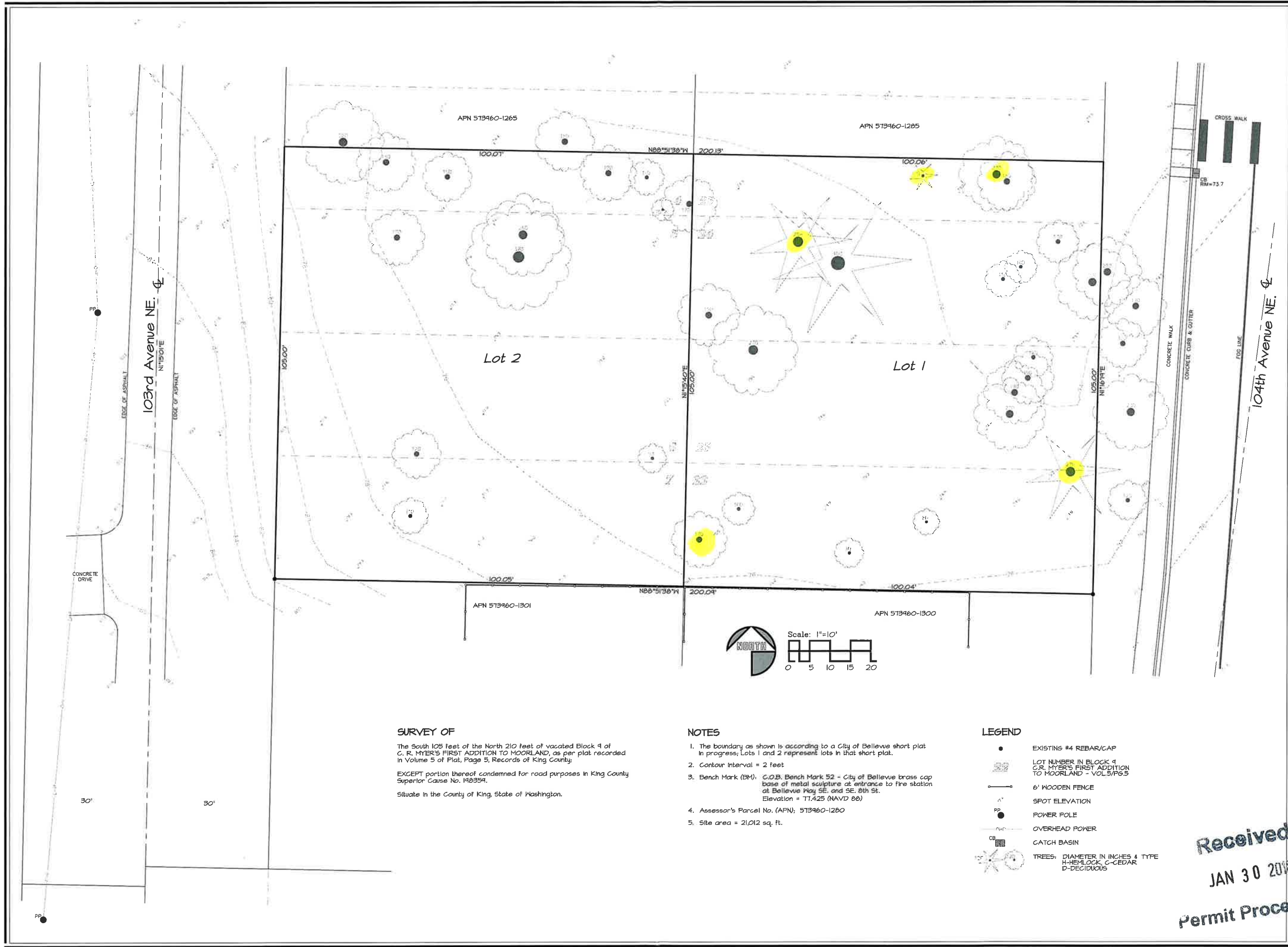
The final short plat shall label the property lines as front, rear, or side.

Authority: Land Use Code 20.20.030
Reviewer: David Wong, Development Services Department

4. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

Authority: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
Reviewer: Ryan Miller, Transportation



SURVEY OF

The South 105 feet of the North 210 feet of vacated Block 9 of C. R. MYER'S FIRST ADDITION TO MOORLAND, as per plat recorded in Volume 5 of Plat, Page 5, Records of King County;
EXCEPT portion thereof condemned for road purposes in King County Superior Cause No. 148359.
Situate in the County of King, State of Washington.

NOTES

1. The boundary as shown is according to a City of Bellevue short plat in progress; Lots 1 and 2 represent lots in that short plat.
2. Contour Interval = 2 feet
3. Bench Mark (BM): C.O.B. Bench Mark 52 - City of Bellevue brass cap base of metal sculpture at entrance to fire station at Bellevue Way SE. and SE. 8th St. Elevation = 77.425 (NAVD 88)
4. Assessor's Parcel No. (APN): 513960-1280
5. Site area = 21,012 sq. ft.

LEGEND

- EXISTING #4 REBAR/CAP
- LOT NUMBER IN BLOCK 9 C.R. MYER'S FIRST ADDITION TO MOORLAND - VOL 5/P 65
- 6' WOODEN FENCE
- ▲ SPOT ELEVATION
- PP POWER POLE
- OVERHEAD POWER
- CB CATCH BASIN
- TREES: DIAMETER IN INCHES 4 TYPE
H-HEMLOCK, C-CEDAR
D-DECIDUOUS

Received
JAN 30 2017
Permit Processing

mswebb SURVEYING		362 Buck Loop Road Seattle, Washington 98102 Phone: (206) 681-4958	
DWN BY	MSW	DATE	DEC. 17, 2017
CHKD BY	MSW	SCALE	1"=10'
JOB NO.		2017-043	
PAGE		1 of 1	

TOPOGRAPHIC SURVEY for DAVIES BROTHERS CONSTRUCTION	
REV. NO.	COMMENTS